

**FAIRFAX DEVELOPMENT REVIEW BOARD
GENERAL & HEARING MINUTES:**

Members Present: Jason Heyer, Nick Hibbard, Adam Fitzgerald

Public Present: Amber Soter, Z.A., Jacob Langelier, Caytlyn Langelier, Karen Langelier & Paul Langelier

7:00 PM- J. Heyer called the meeting to order.

7:01 PM N. Hibbard made a motion to approve the Minutes from November 26, 2019. **A. Fitzgerald 2nd**. All in favor.

7:02 PM- Request of Paul & Karen Langelier for an Administrative Review Hearing for a 2 lot subdivision located at 1271 Main Street. Parcel ID MA1271

The warning was read, and all parties were sworn in. The Langelier's request to subdivide off a 2.08 acre parcel off of their 60+/- acres. The new lot will be accessed off of Buck Hollow Road. The sewer will be supplied by the Town and the water will be a well. There were no questions.

7:06 PM- N. Hibbard made a motion to accept the Zoning Administrators recommendation to approve the 2 lot subdivision. **A. Fitzgerald** second. All in favor.

7:10 PM- M. Dufresne made a motion to allow for Jason Heyer to come in and sign the Mylar when it is ready. **N. Hibbard** second. All in favor.

Review of requested revisions to the Franklin South LLC site plan on Brown's River Road. The board would like to request the sidewalk to be concrete and not asphalt and it should indicate that it meets ADA standards. In addition, there was questions on the placement of the Dead End sign. It appears there is a sign that is not labeled. A. Soter will reach out to designer to clarify.

7:22 PM- N. Hibbard made a motion to approve the Site Plan for Franklin South, LLC pending the above mentioned amendments. This will be reviewed by the DRB Chair once available. **A. Fitzgerald** second. M. Dufresne recused herself from the vote. All remainder in favor.

7:35 PM – M. Dufresne made a motion to adjourn. **N. Hibbard 2nd**. All in favor.

Respectfully submitted, Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____
For the Development Review Board

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These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.